

**Springfield District Land Use Committee Meeting**  
**Monday, October 5, 7:00 p.m.**  
**Fairfax County Government Center Rooms 9/10**  
**Meeting Minutes**

**COMMITTEE MEMBERS PRESENT**

Jeff Saxe, Chair  
Mike DeLoose, Vice-Chair  
Mike Congleton  
Tyna Gaylor  
Tony Wiley  
Susan Yantis

**COUNTY STAFF PRESENT**

Marlae Schnare, *Supervisor Pat Herrity's Office*  
Megan Duca, *Planning & Zoning*  
Laura Arsenau, *Planning & Zoning*  
Carmen Bishop, *Planning & Zoning*  
Doug Hansen, *Planning & Zoning*

(1) The Committee approved the September 14, 2015 minutes

(2) Benjamin Pelletier, representing the applicant Verizon Wireless, presented the application, SE 2015-SP-023, for a cell tower to be located at 12601 Braddock Road. The applicant is proposing a 164 foot monopole with a 2500 square foot compound at the base of the monopole to house the equipment for Verizon Wireless and two additional carriers. The compound will be screened by the existing vegetation and by an 8 foot board-on-board fence. The monopole is located on an approximately 5-acre, forested lot with no immediate residences nearby. The tower will be set back from Braddock Road about 250 feet, from the back of the lot by 591 feet, from western side of the lot by 114 feet and from the eastern side of the lot by 138 feet. There will be an access road off of Braddock Road to the site of the tower for maintenance. The tower is not visible from Colchester and is visible from Braddock Road about one-half mile away. Two alternative sites were ruled out—a site on a homeowners association property north of Braddock Road and a site on Willow Springs School Road. Verizon Wireless is aiming to improve its wireless coverage for customers in this area, specifically the dense residential neighborhoods located on the North and South sides of Braddock Road.

The property owner to the east of the site at 12523 Braddock Road had several concerns (see attached sheet he presented to the Committee) including questions about the height, the industrial look of the tower, buffering between properties, straightness of the driveway, lack of fence at Braddock Road, security concerns, noise from generator, blinking lights for aircraft, and RF emissions. Regarding the noise, Mr. Pelletier noted there would be a dampener on the generator to reduce the decibel level and the dBA at the lot line would meet County Code. He also responded to the security concerns by noting that the board-on-board fence and the gate to the compound is always locked and is triggered with an alarm. Staff person Doug Hansen noted that the police has had little concern about security for most cell tower sites in the County. He also

addressed the RF emissions concern by stating that the Federal Communications Commission (FCC) has ruled that there are no inherent problems with RF emissions and the Board is not allowed to make a determination on that basis. He also noted that a galvanized monopole (proposed) is less noticeable than a monopine, a tower with tree branches.

The Committee advised the applicant to consider a slightly curved access road versus a straight road, to consider a gate on the access road a vehicle-length away from Braddock Road, and also to request of VDOT a modified entrance to make it less noticeable.

The Committee made a motion for approval and the motion was passed unanimously.

(3) Sara Mariska of Walsh Colucci Lubeley & Walsh PC representing the applicant, MRD Properties LLC, presented the application, RZ 2015-SP-007, for construction of 24 single family homes off of Westbrook Drive. The three lots comprise ten acres and are currently zoned R-1. There are three single family homes currently on the site which are planned for removal. The applicant is seeking a PDH-3 zoning which allows more flexibility with the design of the site. The Comprehensive Plan recommends development of up to 2.5 dwelling units per acre. This proposal results in a density of 2.4 dwelling units per acre. The applicant is proposing 40 percent open space and approximately 25,000 square feet of tree preservation area in the southwest portion of the site. Stormwater management is handled by an extended detention pond as well as a dry swale and bioretention facility. The applicant is improving its frontage of Westbrook Drive and constructing a five foot sidewalk along Westbrook Drive, construct an extension of Devin Green Lane across Westbrook Drive and a new public street on the site.

Questions from the committee included the density of the surrounding area. The applicant noted that the area around the site is about 2 dwelling units per acre and included some classic zoning and some cluster zoning as well. The Tregaron Estates community (immediately south of the site) was represented by their president and had concerns about the density, existing traffic and safety issues with Westbrook Drive, stormwater issues experienced by their community (their backyards are wet). The Ashton Wells community was also represented by their president who had similar concerns and added that these homes would decrease their property values, add children to schools which are already beyond capacity, and increase the existing problems with Westbrook Drive. The president of Heatherwood also made similar comments and addressed same concerns with Westbrook Drive and the density of this site.

The applicant noted that because they will be subject to the new stormwater regulations, the impact of this site will likely improve the conditions on properties downstream from this site. He also noted that they recognize the issues with Westbrook Drive but are improving the road as required by the County and that the sight distance at the intersection of the new road at Westbrook Drive is sufficient.

Staff noted ongoing issues with tree preservation and stated that the applicant plans on addressing these issues at the next submission.

The Committee made a motion for approval and the motion was passed unanimously. Committee members urged the communities to work with Supervisor Herrity's Office on the improvements needed for Westbrook Drive.